



### LEGEND

POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING  
C.M. - CONTROLLING MONUMENT  
IRF - IRON ROD FOUND  
IPF - IRON PIPE FOUND  
CIRF - CAPPED IRON ROD FOUND  
CIRS - CAPPED IRON ROD SET  
XCUT - X CUT IN CONCRETE  
R.O.W. - RIGHT OF WAY  
BM - BENCHMARK  
ESMT - EASEMENT  
R.P.R.D.C.T. - REAL PROPERTY  
RECORDS, DENTON COUNTY, TEXAS  
P.R.D.C.T. - PLAT RECORDS  
DENTON COUNTY, TEXAS

## ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

**FIRE LANE EASEMENT**

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, easements, easements and shown hereon a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**STREET EASEMENT**

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, for an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to curbs, gutters, inlets, aprons, traffic signs with or without lighting, lighting facilities, drainage structures, sidewalks, bridges, utility facilities, utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the original surface as it was prior to the work. The City shall not be required to do so, if reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

**MATCH LINE - SHEET 2**

## BLOCK 1

RACETRAC 121 / INDEPENDENCE

LOT 2

**51.103 ACRES**  
**2,226,038 SQ. FT.**

THE INDEPENDENT 121  
PARTNERSHIP  
CF# 92-0092857  
D.R.C.C.T.

**TOTAL - 52.866 ACRES**  
TOTAL - 2,302,843 SQ. FT.

FOR CONVEYANCE  
PURPOSE ONLY

CATE TAYLOR, TRUSTEE  
CC# 94-0057941  
D.R.C.C.T.

N 0°46'39" W 1930.26'

MON TXDOT ROW  
S 64°23'00" W 73.72'  
MON TXDOT ROW  
N: 7094003.037  
E: 2502444.319  
Z: 705.70'

— STATE OF TEXAS - HIGHWAY ACCESS ENDS APPROX.  
1197.80 FEET WEST ALONG EXISTING R.O.W.  
VOL. 4585, PG. 1818, O.P.R.C.C.T

5/8" J.E. SMITH 3700

**STATE HIGHWAY 121**  
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS - HIGHWAY ACCESS PERMITTED ALONG THIS AREA  
VOL. 4395, PG. 1818, O.P.R.C.C.T

**PSPCP 10-0003**  
**CONVEYANCE PLAT OF**  
***RACETRAC 121//INDEPENDENCE***  
**BLOCK 1, LOTS 1 & 2**  
**BEING 52.866 ACRES SITUATED IN THE**  
**J. BACCUS SURVEY, A-53**  
**COLLIN COUNTY, CITY OF FRISCO, TEXAS**  
**SHEET 1 OF 2**

**Surveyor:**  
**Doug McKay**  
Baird, Hampton and Brown Inc.  
4550 S.H. 360, Suite 180  
Grapevine, Texas 76051  
(817) 251-8550

**Applicant:**  
**Max Lenker**  
RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd, Suite 100  
Atlanta, Georgia 30339  
(770) 431-7600

**Owner:**  
**John Christie**  
The Independent 121 Partnership  
5818 Windmier Lane  
Dallas, Texas 75252

60' 30' 0 60' 120'  
DRAWING SCALE: 1" = 60'

MARTHA CATE TAYLOR, TRUSTEE  
OF  
CF# 94-0057941  
D.R.C.C.T.

N 0°46'39" W 1930.26'

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF FRISCO

WHEREAS Independent 121 Partnership are the owners of a tract of land out of the J. Baccus Survey, Abstract Number 53, in the City of Frisco, Collin County, Texas, being all of a 52.866 acre tract of land described in a deed to The Independent 121 Partnership, recorded in County Clerk's File Number 92-0092857, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod (stamped "J.E. Smith 3700") found at the Northwest intersection of the West right-of-way line of Independence Parkway (a variable width right-of-way) and the North right-of-way line of State Highway 121 (a variable width right-of-way), same being the most Southerly Southeast corner of said Independent 121 Partnership tract;

THENCE with said North right-of-way line, the following four (4) courses:

South 64°20'22" West, a distance of 515.78 feet to a 5/8-inch capped iron rod (stamped "J.E. Smith 3700") found for corner;

South 67°54'30" West, a distance of 293.24 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for corner;

South 59°37'38" West, a distance of 769.40 feet to a TxDOT Monument found for corner;

South 64°23'00" West, a distance of 73.72 feet to a TxDOT Monument found for the most Southerly Southwest corner of said Independent 121 Partnership tract;

THENCE North 00°46'39" West, leaving said North right-of-way line of State Highway 121, a distance of 1930.26 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for the Southwest corner of a 40-foot Public Road Easement, recorded in Volume 4533, Page 1626, Deed Records, Collin County, Texas;

THENCE North 89°33'23" East, with the South line of said Road Easement, a distance of 1008.55 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for the Northwest corner of a called 0.700 acre tract of land described in a deed to the City of Frisco, recorded in Instrument Number 20060508000614790, Official Public Records, Collin County, Texas;

THENCE South 00°26'37" East, with the West line of said City of Frisco tract, a distance of 57.56 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for the Southwest corner of said City of Frisco tract;

THENCE with the South line of said City of Frisco tract, the following four (4) courses:

North 89°33'23" East, a distance of 200.00 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for corner;

South 86°37'46" East, a distance of 150.33 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for corner;

North 89°33'23" East, a distance of 125.01 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for corner at the Northerly end of a corner-clip at the Southwest intersection of the South line of said CR 68 and the West line of said Independence Parkway;

South 46°35'30" East, with said corner-clip, a distance of 21.20 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for corner in the East line of said Independent 121 Partnership tract;

THENCE with said East line, the following six (6) courses:

South 00°34'19" East, a distance of 167.72 feet to a 5/8-inch iron rod found for corner;

South 04°25'23" East, a distance of 150.34 feet to a 5/8-inch capped iron rod found for corner;

South 00°34'19" East, a distance of 396.09 feet to a 5/8-inch capped iron rod (stamped "J.E. Smith 3700") found for corner;

South 03°16'17" West, a distance of 150.35 feet to a 5/8-inch capped iron rod (stamped "J.E. Smith 3700") found for corner;

South 01°05'21" West, a distance of 138.69 feet to a 5/8-inch iron rod found for corner;

South 06°52'15" West, a distance of 103.20 feet to the POINT OF BEGINNING and CONTAINING 52.866 acres or, 2,302,843 square feet of land, more or less.

#### SURVEYORS CERTIFICATION

##### KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas A. McKoy, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Douglas A. McKoy, R.P.L.S. No. 5799 Date

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Douglas A. McKoy, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2010

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS, my hand at \_\_\_\_\_, this \_\_\_\_\_ the day of \_\_\_\_\_, 2010.

By: The Independent 121 Partnership

Authorized Representative - Name: \_\_\_\_\_

Title \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

#### Surveyor's Notes:

1. A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

2. All "CIRS" are a 5/8-inch capped iron rod with plastic cap marked "BHB INC" unless otherwise noted.

3. Flood Statement: I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Frisco, Collin County, Texas, Community Number 480134, effective date June 2, 2009 and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panel 0360 J of said map.

4. All easements shown hereon are by this plat unless otherwise noted.

Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
4550 S.H. 360 Suite 180, Grapevine, Texas 76051  
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhinc.com

Apr 22, 2010 - 11:05am  
DRAWING FILE: E:\Survey09\400\040 RT 933 Frisco © NWC Indep & SH 121\DWG\CP.dwg

H. ROGER LAWLER  
VOL. 974, PG. 706  
D.R.C.C.T.

40' PUBLIC ROAD ESMT.  
VOL. 4533, PG. 1626  
D.R.C.C.T.

CR 68  
(FUTURE LEBANON ROAD)  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOL. 4533, PG. 1626, D.R.C.C.T.

40' PUBLIC ROAD ESMT.  
VOL. 4533, PG. 1626  
D.R.C.C.T.

N 89°33'23" E 1008.55'

R.O.W.  
DEDICATION  
1.332 ACRES

S 0°26'37" E 57.56'

N 89°33'23" E 200.00'

S 86°37'46" E 150.33'

N 89°33'23" E 125.01'

S 46°35'30" E 21.20'

9.09'

24.75'

14.61'

10.31'

15.00'

R.O.W.  
DEDICATION  
668 SQ. FT.

159.91'

70' R.O.W.

S 0°34'19" E 167.72'

15' WATER ESMT.

IRF 5/8"

N 03°41'19" W 419.33'

N 03°41'19" W 379.25'

88.42'

S 4°25'23" E 150.34'

26.00'

15' DRNG. ESMT.

VARIABLE WIDTH STREET ESMT.

60' R.O.W.

396.09'

CM

CIRF 5/8" J.E. SMITH 3700

#### BLOCK 1

RACETRAC 121/INDEPENDENCE

#### LOT 2

51.103 ACRES  
2,226,038 SQ. FT.

THE INDEPENDENT 121  
PARTNERSHIP  
CF# 92-0092857  
D.R.C.C.T.

TOTAL - 52.866 ACRES  
TOTAL - 2,302,843 SQ. FT.

MATCH LINE - SHEET 1

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The Independent 121 Partnership, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as RACETRAC 121/INDEPENDENCE, BLOCK 1, LOTS 1 & 2, an addition to the City of Frisco, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

The Independent 121 Partnership does herein certify to the following:

- The streets and alleys herein are dedicated to the City of Frisco in fee simple title for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by the construction, maintenance, or efficiency of their respective systems in the easements.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

#### CERTIFICATE OF APPROVAL

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2010 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

PSPCP 10-0003  
CONVEYANCE PLAT OF  
**RACETRAC 121/INDEPENDENCE**  
BLOCK 1, LOTS 1 & 2  
BEING 52.866 ACRES SITUATED IN THE  
J. BACCUS SURVEY, A-53  
COLLIN COUNTY, CITY OF FRISCO, TEXAS  
SHEET 2 OF 2

Surveyor:  
Doug McKoy  
Baird, Hampton and Brown Inc.  
4550 S.H. 360, Suite 180  
Grapevine, Texas 76051  
(817) 251-8550

Applicant:  
John Christie  
RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd, Suite 100  
Atlanta, Georgia 30339  
(770) 431-7600

Owner:  
John Christie  
The Independent 121 Partnership  
5818 Windmier Lane  
Dallas, Texas 75252